

**MINUTES**  
**WEST LAFAYETTE REDEVELOPMENT COMMISSION**  
**Morton Community Center – Multi-Purpose Room**  
**222 N. Chauncey Avenue**  
**West Lafayette, Indiana**  
**May 20, 2015**

The meeting was called to order at 8:30 a.m.

The Pledge of Allegiance was recited.

Secretary Steve Curtis called the role.

Present: Peter Gray, Johari Miller-Wilson, Larry Oates, Bob Schauer, Brian Bittner, Steve Curtis, Patrick Hein

Absent:

**Old Business:**

Minutes

Commissioner Curtis moved to approve the minutes of the April 15, 2015 Redevelopment Commission meeting. Commissioner Miller-Wilson seconded. The minutes were approved as written 5-0.

Project Updates

Public Works Director David Buck updated the Commission on the following projects:

- Happy Hollow Road – The new culvert has been installed across Happy Hollow Creek. The road construction will be finished over the new culvert in the next week or so. Reith Riley will open that section of the road, then close the intersection of River Road and Happy Hollow to re-construct the intersection. June 1 is the target date for the River Road closing. Advance warning message boards and signage will be put up prior to that date.
- Cumberland Avenue Ph. III Project – Work is progressing. Utility work has been completed. Pavement construction has started. There will be short term, temporary closings to allow for construction due to the size of the paving equipment. Plan is to be done with paving by June 1 so work on the new intersection at Salisbury and Cumberland can get underway. Utility relocation slowed Milestone off their original schedule. Travel lanes will be open and available before the start of school. All of the surface asphalt placed and striping will likely be done then work will begin to complete the concrete driveways and sidewalks after the start of school. There will be a separate bid for a landscaping contractor to come in and do landscaping in the months of September and October. The work on this project is projected to be completed by Labor Day.

- Cattail Trail Extension – Paving has started on this project. The completion date is June 2<sup>nd</sup> or 3<sup>rd</sup>. That deadline might be extended a couple of days for weather and some utility conflicts by INDOT. The trees that need to be planted can't be planted until fall.
- No items to report on Lindbergh Road.
- 2015 Street Resurfacing Project – Reith Riley was awarded this bid and the Commission will ratify their contract later in the agenda. Work is to start in June.
- 5<sup>th</sup> and 6<sup>th</sup> Street Sidewalk Repair Project – Dixon Construction was awarded this contract with all authorizations given to the Board of Works to begin this project.
- Ravinia Sidewalks – These are complete. Mr. Buck would like to ask the Redevelopment Commission to authorize the Board of Works to pay that claim. They didn't submit any progress billing. The amount is \$49,846.00 to Fairfield Contractors. Commissioner Gray moved to authorize the Board of Works to pay on behalf of the Redevelopment Commission a claim out of the Levee Village TIF district in the amount of \$49,846.00 to Fairfield Contractors after the completion of the Ravinia Sidewalks project. Commissioner Schauer seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

- Northwestern Avenue Safety Improvements Phase IV – Work is getting started on this project. The pre-construction meeting with Milestone is on June 11. Work is to start on or after June 18. They do have a two week window to close Northwestern between Grant and North Street where they will re-do the curb and sidewalk. Northwestern Avenue will be closed during the work day. The lights were bought directly through the vendor instead of through the contractor.
- There is a small parcel on the corner of Wiggins and Northwestern where Mr. Buck would like a better turning radius and turn lane for left turning traffic that's heading Westbound to come back down Northwestern. The City needs a bit of right-of-way to do that. An appraisal and offer to purchase the 399 square foot has been provided to the property owner. The property owner has rejected that offer. Mr. Brooks stated that the Redevelopment Commission's authority for eminent domain was taken away by the legislature last year. The City Council will need to give approval for this to take place. Mr. Brooks has provided the Resolution to the City Council which will take place at their June 1 meeting. This piece of property is needed so that the City Bus can make the turn without taking up all of the lanes when making that turn. Commissioner Curtis motioned to recommend to the City Council that Eminent Domain proceedings be initiated to acquire the property near the corner of Wiggins and Fowler and that the city attorney be directed to file said suit. Commissioner Gray seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

Parks and Recreation Superintendent Janet Fawley updated the Commission on the following projects:

- Garden Street Project – The turf is in on this project. The fencing should be lined up in the next couple weeks. When the fence is done, the project will be complete.
- Happy Hollow Bridge – The bridge for the Ravinia footpath has been completed. There will be a request for quotes today to continue that footpath.

Director of Development Chandler Poole updated the Commission on the following projects:

- IMI Building – The groundbreaking for this project will take place on June 23, with the time to be determined.

#### Other

There was no further old business.

#### **New Business:**

##### Review of Financial Schedules

The April 2015 financial schedules were presented by Treasurer Rhodes.

##### Payment of Claims

###### **Levee/Village TIF Claims**

**\$134,088.24**

Commissioner Gray moved to pay the Levee/Village TIF claims. Commissioner Miller-Wilson seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion to approve the payment of the Levee/Village TIF claims in the total amount of \$134,088.24 passed 5-0.

###### **KCB TIF Claims**

**\$87,250.92**

Commissioner Miller-Wilson moved to pay the KCB TIF claims. Commissioner Schauer seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion to approve the payment of the KCB TIF claims in the total amount of \$87,250.92 passed 5-0.

### Request for Quote – Happy Hollow Park Ravine Foot Path Repair Phase III

Parks and Recreation Superintendent Janet Fawley spoke regarding this project. The Happy Hollow bridge is currently a bridge to nowhere and the Parks Department is trying to connect the trail to the part of the footpath that is already done to the bridge. There has been \$50,000 appropriated to the construction of this trail. Ms. Fawley is asking that the Redevelopment Commission to allow the Board of Works to receive those quotes on June 9, 2015 at their regular meeting. Commissioner Gray motioned to grant the authority to the Board of Works to act on the West Lafayette Redevelopment Commission's behalf in amount not to exceed \$50,000 to request quotes, open said quotes and award a contract for the Ravinia Foot Path. Commissioner Miller-Wilson seconded. Treasurer Judy Rhodes would like permission for the Board to revise the Request for Quotes to put in the correct address and other information that's necessary. The Commissioner Schauer motioned to amend the original motion to make clear that the Board of Works has the authority to authorize the quote itself, they have the authority to open any contracts or quotes that come back and the authority to approve the quote in an amount not to exceed \$50,000. Commissioner Gray seconded.

The roll call vote to approve the motion to amend:

**Aye:** Gray, Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion to amend was passed 5-0.

The roll call vote to approve the motion:

**Aye:** Gray, Miller-Wilson, Oates, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

### Northwestern Phase IV – Design Supplement No. 3

Public Works Director David Buck stated that this design supplement is for landscape and irrigation design services, right-of-way engineering, possible parcel services, ATMS/Fiber Interconnect Technical Design. The \$8,410.00 will be taken out of Development Incentives from the Levee Village TIF District. Commissioner Gray motioned for approval of Supplement No. 3 to Northwestern Ave. Phase IV in an amount not to exceed \$8,410.00 in a contract between the City of West Lafayette Redevelopment Commission and Butler, Fairman & Seufert. Seconded by Commissioner Curtis.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

### Northwestern Phase IV – Construction Inspection Agreement

Public Works Director David Buck spoke regarding this agenda item. Butler, Fairman & Seufert is to provide the onsite construction inspection services through the duration of

construction. The total contract amount is estimated at \$115,744.00. This will come out of Northwestern Phase IV budget from Levee Village TIF. Commissioner Schauer motioned to approve the inspection agreement between the City of West Lafayette Redevelopment Commission and Butler, Fairman & Seufert for the Northwestern Avenue Phase IV project in an amount not to exceed \$115,744.00. Seconded by Commissioner Curtis.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

#### Resolution No. RC 2015-6 – Declaratory Resolution to Extend Legacy TIFs

Commissioner Curtis moved to approved Resolution No. RC 2015-6 Resolution of the City of West Lafayette Redevelopment Commission Amending Redevelopment and Economic Development Plans in Certain Areas in the City of West Lafayette. Seconded by Commissioner Schauer. Attorney Tom Brooks spoke regarding this resolution. Last year the legislature decided that TIF districts needed to expire unless there was debt associated with the TIF districts. The legacy TIFs (Levee Village, KCB, and Sagamore Parkway) would be expiring in 2015, 2021 and 2018/2019. So long as there is bonds or debt related to these TIFs they can go on for an additional 25 years. The best way to extend the TIF districts is to issue long term debt in each of those districts. Resolution RC 2015-6 amends the original plans of the TIF districts to provide for the projects that are being suggested in these areas. Commissioner Oates spoke regarding how important the TIF districts are. Having these TIF districts in place has allowed the Commission to do projects like the State Street Master Plan and the Cumberland project. The project that is being planned is lighting in the areas that are currently somewhat dangerous to pedestrians. The plan is to finance \$300,000 in each TIF district.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

#### Resolution No. RC 2015-7 – Bond Resolution

Commissioner Curtis motioned to pass Resolution No. RC 2015-7 a Resolution of the City of West Lafayette Redevelopment Commission Authorizing the Issuance of Three Separate Series of Tax Increment Revenue Bonds for the Purpose of Providing Funds to Pay for Redevelopment Projects and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds. Commissioner Schauer seconded. Attorney Brook spoke regarding this Resolution. These bonds will be debt issued by the Redevelopment Commission for each TIF district. Jim Treat explained the terms of the debt and the payment amount. If approved, this Resolution will go to City Council on June 1. The debt will be taken out of each TIF district for no more than \$300,000 and the maximum term of the borrowing is 25 years. In a worst case scenario the re-payment would be as high as \$20,000/year. Mr. Treat noted that there is ample revenue to cover these new obligations and all the current obligations if calculated with no growth within the TIF districts.

Treasurer Rhodes asked over what period we were supposed to draw funds. Attorney Brooks stated the draws have to be taken within three years from the date of closing on June 30, 2015. There is no pre-payment penalty for this debt. Treasurer Rhodes asked what steps the Commission has to take to notify current holders of debt of the new debt they plan to take. The financial advisors have to issue a formal report regarding this debt, that will take place by Mr. Treat and it will be ready by closing.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

### State Street Project Development Agreement

The Mayor spoke regarding this agreement. This project started with public sounding meetings about what State Street could be. Purdue and the City had a realization that as a collective body they have an opportunity to make a great change together. When the conversations began to take place it was understood that this was going to be a large project that would take a significant amount of time and have a significant price tag. This is project that people in the community and the State are excited about. Attorney Brooks spoke regarding this Agreement. Up to this point only City Council has been involved in this project. The Council initially created an interlocal Agreement between the City and Purdue creating a Joint Board to run the project. They also passed a Memorandum of Understanding with regard to this project. The Boards have been working to figure out how they were going to finance this deal. This is an Agreement between Purdue University, the City of West Lafayette, Purdue Research Foundation and the West Lafayette Redevelopment Commission. The Redevelopment Commission is considering this Agreement because State Street will be paid from the Levee TIF district primarily at the beginning. Some of the funds that Purdue is going to be committing to this are going to be repaid from the Purdue/231 TIF. This Agreement states at this point the Redevelopment Commission is going to commit \$60 million dollars to be paid over a period of 25 years. The actual financing of the project will come at a later date. The Economic Development Commission will take a look at this and the Redevelopment Commission will take another look when allocating the funds for this project. The City Council will have a final say-so with this project. Purdue will also be committing \$60 million. Commissioner Oates spoke regarding this Agreement. Purdue University is going to commit to match exactly what we put in. \$60 million includes the total amount the Redevelopment Commission will put into this project including financing costs. The \$60 million coming from the City will come out of the Levee Village TIF district. Purdue University's portion will come out of their funds with the right of Purdue to use the Purdue TIF. Any revenues that are made within that TIF would then be used to go back to pay for the project and reimburse Purdue up to their \$60 million dollars. This allows the City to incentivize Purdue University to build and develop the Purdue 231 TIF district. Every property that is owned in that TIF is owned by Purdue University or Purdue Research Foundation. If at the end of 25 years Purdue hasn't developed the area sufficiently to generate revenue to reimburse themselves the \$60 million, then the City's obligation to pay them back out of the Purdue TIF district ends. This project ties together work that has already been done by the Redevelopment Commission. Jim Treat spoke regarding the financing of this \$60

million. There are approximately \$5.6 million in revenue within the Levee Village TIF if nothing changes in that area. With this financing there will be no payments owed to the contractor until the project is completed, which is estimated to be 2019. In the interim, the Redevelopment Commission will be setting aside approximately \$2-3 million dollars a year until the first payment is due. The tightest time in the Levee Village will be in the next 5-6 years until the garage bond is paid off. After all obligations are paid, including setting money aside for State Street there will be approximately \$2 million to use in Levee Village for any ongoing projects and pay-go projects. Public Works Director David Buck discussed the specifics of the State Street Project. Commissioner Curtis motioned to approve the Project Development Agreement concerning the State Street Redevelopment Project. Commissioner Miller-Wilson seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

#### Ratify Agreement – 2015 5<sup>th</sup> and 6<sup>th</sup> Street Project

Board of Works acted on behalf of the Redevelopment Commission. No action is needed.

#### Ratify Agreement – 2015 Street Resurfacing

The Board of Works approved their portion of this agreement. Public Works Director David Buck spoke regarding this Agreement. Commissioner Miller-Wilson motioned to approved and ratify the 2015 Street Resurfacing Agreement between the City of West Lafayette, the West Lafayette Redevelopment Commission and Reith Riley Construction company in a total amount of \$464,094.75 with the amount coming from the Redevelopment Commission not to exceed \$300,000. Commissioner Gray seconded.

The roll call vote:

**Aye:** Gray, Miller-Wilson, Oats, Schauer, Curtis

**Nay:**

The motion was passed 5-0.

#### Other

None.

#### Public Comment

Public Comment was requested. The next meeting of the Commission were confirmed.

**Wednesday, June 17, 2015 @ 8:30 a.m.  
Morton Community Center – Multi-purpose Room**

## **Adjourn**

There being no further new business, Commissioner Miller-Wilson moved to adjourn. Commissioner Schauer seconded. The meeting adjourned at 10:35 a.m.

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Stephen B. Curtis  
Secretary

Approved:

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Lawrence T. Oates  
President